039.0	0002	0012.A	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	814,800	/	814,800
USE VALUE:	814,800	/	814,800
ASSESSED:	814,800	/	814,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
23	-25	PATRICK ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	FERGUSON EARL J & SHEILA P
Owner 2:	
Owner 3:	
Street 1:	23 PATRICK STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 6,129 Sq. Ft. of land mainly classified as Two Family with a Multi-Conver Building built about 1969, having primarily Wood Shingle Exterior and 2970 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	6129.000	428,300		386,500	814,800
Total Card	0.141	428,300		386,500	814,800
Total Parcel	0.141	428,300		386,500	814,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 274.38 | /Parcel: 274.3

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	25742
GIS Ref	
GIS Ref	
Insp Date	12/06/18

!3195!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 039.0-0002-0012.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	428,400	0	6,129.	386,500	814,900	814,900	Year End Roll	12/18/2019
2019	104	FV	366,700	0	6,129.	350,200	716,900	716,900	Year End Roll	1/3/2019
2018	104	FV	366,700	0	6,129.	332,100	698,800	698,800	Year End Roll	12/20/2017
2017	104	FV	345,000	0	6,129.	289,900	634,900	634,900	Year End Roll	1/3/2017
2016	104	FV	345,000	0	6,129.	247,600	592,600	592,600	Year End	1/4/2016
2015	104	FV	298,700	0	6,129.	229,500	528,200	528,200	Year End Roll	12/11/2014
2014	104	FV	298,700	0	6,129.	190,200	488,900	488,900	Year End Roll	12/16/2013
2013	104	FV	309,800	0	6,129.	181,200	491,000	491,000		12/13/2012

PRINT

Date	Time
12/10/20	18:30:18

LAST REV

Date	Time
09/21/20	11:06:58
danam	
3195	

USER DEFINED

Prior Id # 1:	25742
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	804-48		1/1/1901	Family		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/9/2020	602	New Wind	7,100	C				
12/13/2017	1643	Solar Pa	47,000	C				
12/19/2001	55	Porch	1,000	C				12X23 WDK/ROOF OVE

ACTIVITY INFORMATION

Date	Result	By	Name
12/6/2018	MEAS&NOTICE	CC	Chris C
4/27/2009	Measured	163	PATRIOT
3/3/2000	Mailer Sent		
3/1/2000	Measured	197	PATRIOT
11/1/1981		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		6129		Sq. Ft.	Site		0	64.	0.99	3									386,478						386,500	

Total AC/HA: 0.14070 | Total SF/SM: 6129 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 386,478 | Spl Credit | Total: 386,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	12 - Multi-Conver		
Sty Ht:	2 - 2 Story		
(Liv) Units:	2	Total:	2
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1969	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	3 - Electric		
Heat Type:	6 - Elec Base/B		
# Heat Sys:	2		
% Heated:	100	% AC:	50
Solar HW:	Yes	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	3	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	30.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	30.5	%

CALC SUMMARY

Basic $ / SQ:	160.00
Size Adj.:	1.16269529
Const Adj.:	0.98990101
Adj $ / SQ:	184.153
Other Features:	127051
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	616232
Depreciation:	187951
Depreciated Total:	428281

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	4	2	
Totals			
2	8	4	

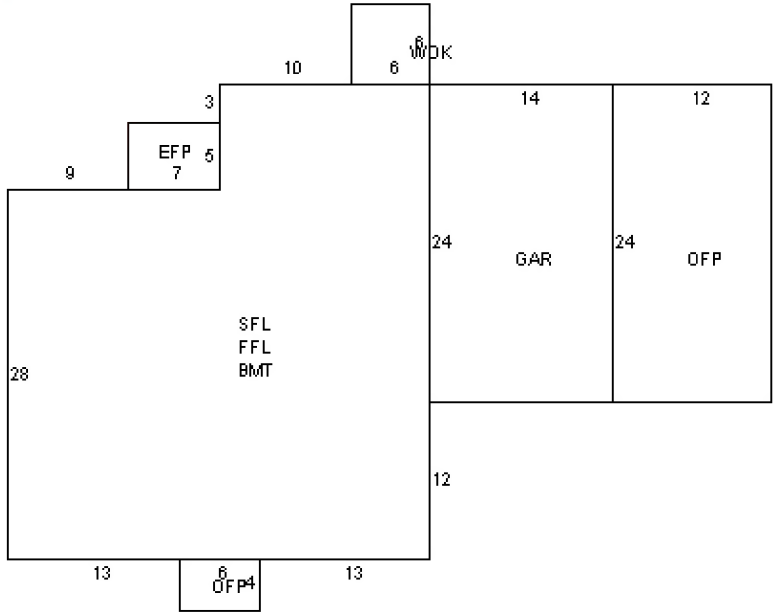
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	184.15
Special Features:	0	Val/Su Net:	112.98
Final Total:	428300	Val/Su SzAd	209.13

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,024	92.540	94,758
FFL	First Floor	1,024	184.150	188,572
SFL	Second Floor	1,024	184.150	188,572
GAR	Garage	336	22.210	7,464
OFP	Open Porch	312	21.570	6,729
WDK	Deck	36	15.840	570
EFP	Enclos Porch	35	71.870	2,515
	Net Sketched Area:	3,791	Total:	489,180
Size Ad	2048	Gross Are	3791	FinArea 2970

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	APT	90	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 039.0-0002-0012.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X12	A	AV	1980	0.00	T	31.2	104						

More:	N	Total Yard Items:		Total Special Featues:		Total:	